



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES
DIRECTOR

January 12, 2009

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Exchange
Cadillac Management Unit – Wexford County
Land Transaction Case #20070277

Applicant: Wexford-Missaukee Intermediate School District, Cadillac, Michigan

Land Offered Wexford County, Haring Township, T22N, R09W: the N ½ of the SE ¼ of the
In Exchange: NE ¼ of Section 27 (20 acres more or less).

Exchange Value: The offered 20-acre parcel has attributes comparable to the desired parcel.

State Land Desired Wexford County, Haring Township, T22N, R09W: the S ¼ of the NE ¼
In Exchange: of the SE ¼ of Section 27; AND the S ¼ of the NW ¼ of the SW ¼ of
Section 26 (20 acres more or less in total).

Exchange Value: The desired 20-acre parcel has attributes comparable to the offered parcel.

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department)
January 26, 2009 Calendar, and is eligible for approval on February 2, 2009.

Comments: The acquisition of the offered parcel will consolidate State ownership and
provide improved access to an adjacent block of State-owned land. The
conveyance of the desired property will have minimal effect on the adjacent
State-owned land since it is located at the edge of State ownership.

The offered and desired lands are located one-third of a mile from each other,
near the northeastern edge of the City of Cadillac. They share similar
characteristics. Both properties are comprised of 20 acres of wooded upland
with rolling terrain, and are landlocked.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • J. R. Richardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528
www.michigan.gov/dnr • (517) 373-2329

January 12, 2009

This transaction was reviewed by Department staff and recommended for approval by the Land Exchange Review Committee on February 28, 2008. The Mineral and Land Management Section staff of the Department's Forest, Mineral and Fire Management Division has determined that it is appropriate to exchange mineral rights. If offered minerals are not available, State minerals will be sold to the applicant.

This transaction will contribute to Natural Resources Commission Policy 2627 and the Department's Land Consolidation Strategy by acquiring a parcel of land that contributes to the fulfillment of the Department's mission, in exchange for a parcel of lesser public value.

The desired State-owned land was acquired by tax reversion in 1920. As a result of this exchange, the offered private land will assume tax-reverted status.

In this transaction, the fair value requirements for a land exchange is satisfied based on equal acreage, and because the offered private land assists in consolidating the State Forest. The land characteristics, resource values, and management efficiencies of this exchange are deemed to be in favor of the State. For these reasons, the expense of contracting for an appraisal of this exchange was not deemed to provide a benefit to the State and was therefore not undertaken.

- Recommendations:
- (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving aboriginal antiquities.
 - (2) That minerals be exchanged as part of the transaction provided that offered minerals are available. If offered minerals are not available, the State's minerals shall be sold to the applicant at a rate of \$25.00 per acre.

January 12, 2009

(3) Mineral revenues shall be deposited in the Michigan Natural Resources Trust Fund if the mineral sale occurs.



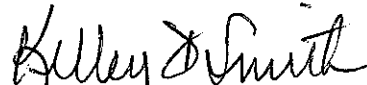
David E. Freed, Chief
Land and Facilities



Russ Mason, Chief
Wildlife




Lynne M. Boyd, Chief
Forest, Mineral and Fire Management



Kelley D. Smith, Chief
Fisheries



Ronald A. Olson, Chief
Parks and Recreation



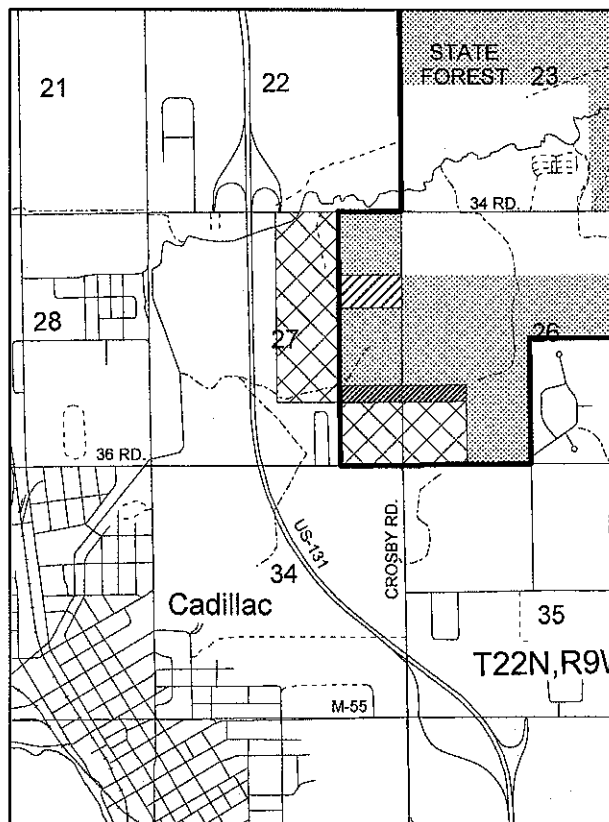
Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

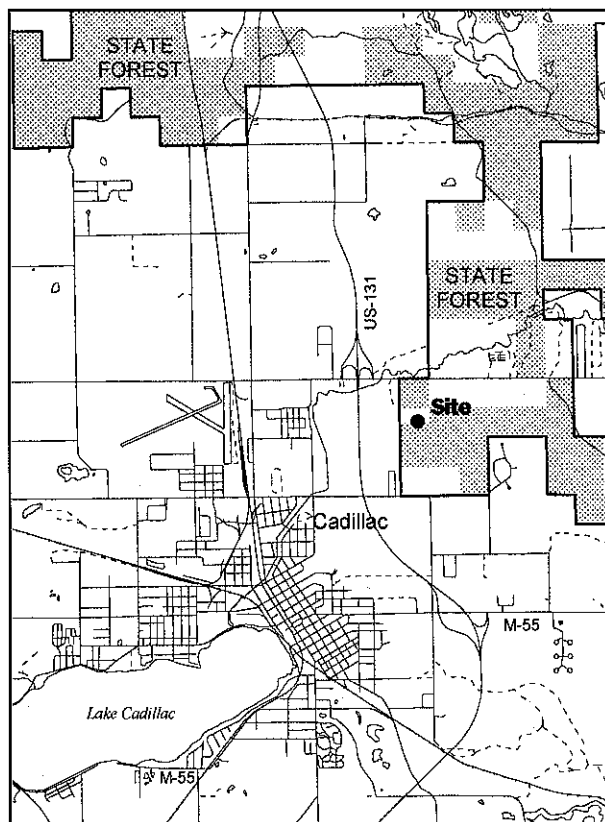
Rebecca A. Humphries
Director

Date Approved

STATE FOREST LAND EXCHANGE Cadillac Management Unit - Wexford County Land Transaction Case #20070277

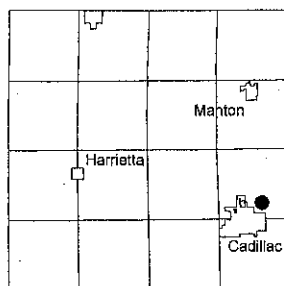
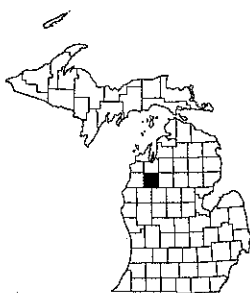


Sections 26 and 27, T22N, R9W
Haring Township



Regional Location

- State forest boundary
- ▨ State land desired from DNR in exchange (20.00 acres)
- ▧ Private land offered to DNR in exchange (20.00 acres)
- ▩ Applicant's land
- ▤ State land
- Private land



WEXFORD COUNTY



DNR-FMFM
Dnrfile2\RAU_Projects\
Commission_Memos\
OLAF\22040277
10-29-08, 11:00 am